

Chapter 13.48 – Syringe Service Programs

13.48.010 – Purpose.

A. The purpose of this chapter is to prohibit the use of property within the Town of Loomis for syringe exchange programs.

B. The Town Council recognizes that the establishment and operation of a syringe services program within the Town of Loomis will increase improperly disposed needles which pose a serious risk to the public health, safety and welfare, given the potential for personal bodily injury, property damage, and contaminated waterways. It is the purpose and intent of this section to prohibit the use of property within the Town for syringe services programs within the Town of Loomis to protect the public health, safety, and general welfare of its residents.

13.48.020 – Definitions.

A. “Syringe services program” also referred to as a “syringe exchange program,” as the meaning set forth in section 5.24.010.B of the Loomis Municipal Code.

13.48.030 – Syringe service program activity prohibited.

A. It shall be unlawful and a public nuisance for any person to create, establish, operate, or conduct in a syringe services program within the Town of Loomis.

B. In accordance with the provisions of this chapter and chapter 5.24, the town of Loomis will not issue any license, permit, acknowledgement, or other such entitlement authorizing syringe exchange program activity within the town of Loomis where such entitlement is necessary to procure a state license.

C. Regardless of any state license issued for syringe activity in any other jurisdiction, no state licensee may undertake any syringe exchange program activity within the town of Loomis under such a state license.

D. No property owner shall rent, lease, or otherwise permit any person to make use of their property for syringe exchange program activity.

13.48.040 – Conformance to Law.

The provisions of this section shall be interpreted in accordance with otherwise applicable state and federal law(s) and will not apply if determined by the Town to be in violation of any such law(s).

13.48.050 - Violations declared public nuisance—Abatement—Penalties.

A. Violation of this chapter shall constitute a public nuisance. Additionally, adverse effect caused by personal cultivation on the public health, welfare, or safety where such an adverse effect is caused by dust, glare, heat, noise, noxious gasses, odors, smoke, traffic, vibration, or other impacts shall constitute a public nuisance.

B. Abatement of such a public nuisance arising from a violation of this chapter is subject to the procedures set forth in Chapter [7.04](#) of this code, including summary abatement pursuant to Section [7.04.190](#) of this code.

C. Any violation of this chapter may be subject to fines or liens as set forth in Chapter [7.04](#) of this code and any violation of this chapter may additionally be punishable as a misdemeanor.

13.24.040 - Residential district general development standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-3, and 2-4 in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.

LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RA	RE	RR	RS	RM ⁽⁶⁾	RH ^(5,6)	
TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts							
P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed							
AGRICULTURAL AND OPEN SPACE USES							
Agricultural accessory structure	P	P	P	—	—	—	13.42.040
Animal keeping	S	S	S	S	S	S	13.42.060
Crop production, horticulture, orchard, vineyard	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	—	—	—	
Plant nursery, retail	MUP	MUP	—	—	—	—	13.42.180
Plant nursery, wholesale, 5 acres or less	MUP	MUP	MUP	—	—	—	13.42.180
Plant nursery, wholesale, more than 5 acres	MUP	MUP	—	—	—	—	13.42.180
Storage of petroleum products for on-site use	P	P	—	—	—	—	
Winery	UP	UP	—	—	—	—	13.42.290
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES							
Club, lodge, private meeting hall	UP	UP	UP	—	—	—	
Golf course, country club	UP	UP	UP	UP	—	—	
Equestrian facilities	UP	UP	UP	—	—	—	
Parks and playgrounds, public	P	P	P	P	P	P	
Private residential recreation facility	MUP	MUP	MUP	MUP	MUP	MUP	
Religious facility	UP	UP	UP	UP	UP	UP	13.42.230
RESIDENTIAL USES⁽⁴⁾							
Carriage house	—	—	—	P	P	—	13.42.270
Commercial cannabis activity	—	—	—	—	—	—	13.46.100
Home occupation	P	P	P	P	P	P	13.42.120
Household pets (see also “animal keeping” above)	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	P ⁽²⁾	13.42.060
Mobile home - In mobile home park	P	P	P	P	P	P	13.42.160
Mobile home - Outside of mobile home park	P	P	P	P	P	P	13.42.150
Mobile home - Special needs	MUP	MUP	MUP	MUP	—	—	13.42.170
Mobile home park	UP	UP	UP	UP	UP	UP	13.42.160
Multifamily housing, 2 units	—	—	—	UP	P	P	13.42.250
Multifamily housing, 3 to 5 units	—	—	—	—	P	P	13.42.250
Multifamily housing, 6 to 9 units	—	—	—	—	MUP	P	13.42.250
Multifamily housing, 10 or more units	—	—	—	—	UP	MUP	13.42.250
Organizational house (sorority, monastery, etc.)	UP	—	—	—	UP	UP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Zoning Districts		P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed					
LAND USE⁽¹⁾	PERMIT REQUIRED BY DISTRICT						Specific Use Regulations
	RA	RE	RR	RS	RM⁽⁶⁾	RH^(5,6)	
Residential accessory use or structure	P	P	P	P	P	P	13.42.260
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	
Residential care facility, 7 or more clients	—	—	UP	UP	UP	UP	
Residential care facility for the elderly (RCFE)	—	UP	UP	UP	UP	UP	13.42.240
Residential care facility for the elderly (RCFE), 6 or fewer	P	P	P	P	P	P	
Residential care facility for the elderly (RCFE), 7 or more clients	UP	UP	UP	UP	UP	UP	
Rooming or boarding house	—	—	—	—	UP	UP	
Second unit	P	P	P	P	P	—	13.42.270
Single-family dwelling	P	P	P	P	P	—	
Zero lot line single-family dwelling	—	—	—	P	—	—	13.42.300
RETAIL TRADE							
Accessory retail and services	P	P	P	P	—	—	13.42.030
Hay/feed sales	MUP	MUP	MUP	—	—	—	13.42.110
Produce stand	MUP	MUP	MUP	—	—	—	13.42.200
SERVICES							
Bed and breakfast inn (B&B)	UP	UP	UP	UP	—	—	13.42.070
Adult day care - 6 or fewer clients	P	P	P	P	P	P	
Adult day care - 7 or more clients	MUP	MUP	MUP	MUP	MUP	MUP	
Cemetery	UP	UP	UP	—	—	—	
Child day care - Large family day care home	P	P	P	MUP	MUP	MUP	13.42.080
Child day care - Small family day care home	P	P	P	P	P	P	
Child or adult day care center	UP	UP	UP	UP	UP	UP	13.42.080
Kennel, animal boarding	UP	UP	—	—	—	—	13.42.060
Medical services - Extended care	UP	UP	UP	UP	UP	UP	
Public buildings and uses	UP	UP	UP	UP	UP	UP	
Syringe services program	—	—	—	—	—	—	13.48
Veterinary clinic, animal hospital	UP	UP	—	—	—	—	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE							
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	UP	UP	
Sound wall	MUP ⁽³⁾	MUP ⁽³⁾	MUP ⁽³⁾	MUP ⁽³⁾	MUP ⁽³⁾	MUP ⁽³⁾	
Telecommunications facility	S	S	S	S	S	S	13.44
Utility facility	UP	UP	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	P	P	
Windmill for electricity generation	UP	UP	—	—	—	—	13.42.280

Key to Zoning District Symbols

RA	Residential Agricultural	RS	Single-Family Residential
RE	Residential Estate	RM	Medium Density Residential
RR	Rural Residential	RH	High Density Residential

Notes:

- (1) See Division 8 for land use definitions.
- (2) Zoning clearance not required if the use complies with all other applicable town approval requirements and standards.
- (3) Solid walls in setback areas are discouraged in Loomis. A minor use permit for a maximum six-foot tall wall for a home existing as of May 2008 may be approved by the planning commission if they can find that a sound/solid wall is the only feasible alternative. Noise measurements (to be taken from the interior of the residence with windows closed) will be required with the application and reviewed in accordance with Table 3-3, Noise Standards for Short-Duration Events Near Residential Areas ([13.30.070](#)). Design must be compatible with the neighborhood and character of Loomis as determined by the planning commission.
- (4) Supportive and transitional housing shall be subject only to those restrictions that apply to other residential dwellings of the same type (e.g., single-family, multifamily) in the same zone.
- (5) See [13.24.020\(G\)](#) for RH-20 zone district.
- (6) Property zoned RM or RH may be used to support commercial activity along Sierra College Boulevard between the town limits and Brace Road if: (a) the RM or RH property is adjacent to the commercially zoned property; (b) the commercially zoned property is immediately adjacent to Sierra College Boulevard; (c) the RM or RH property and the adjacent commercial property are under common ownership; (d) use of the RM or RH property is limited to supporting uses such as commercial parking, commercial or emergency driveways or drive aisles, lighting and landscaping; and (e) no buildings are built on the RM or RH property. In the case of such use, the development standards applicable to the RM or RH property shall be those governing development of the adjacent commercial property.

TABLE 2-3 - RA, RE, AND RR DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	RE Residential Estate	RR Rural Residential
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	4.6 acres	2.3 acres	40,000 sf ⁽¹⁾
Width	160 ft.	160 ft.	135 ft.
Depth	100 ft.		
Frontage	100 ft., unless approved as a cul-de-sac lot or flag lot.		
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Maximum density	4.6 acres per unit	2.3 acres per unit	40,000 sf per unit
Minimum density allowed	Each legal parcel in a residential zoning district will be allowed one single-family dwelling, regardless of lot area; parcels may also be allowed a second unit in compliance with Section 13.42.270 (Second Units and Carriage Houses).		
Setbacks	<i>Minimum setbacks required. See Section 13.30.110 for exceptions.</i>		
Front	50 ft. from property line (75 ft., if a public or private street or street easement is within setback area)		

Development Feature	Requirement by Zoning District		
	RA Residential Agricultural	RE Residential Estate	RR Rural Residential
Side - Interior (each)	25 ft.		20 ft.
Side - Corner	Same as front setback		
Rear	25 ft.		20 ft.
Accessory structures	See Sections 13.42.040 (Agricultural Accessory Structures) and 13.42.260 (Residential Accessory Structures)		
Building separation	20 ft. between a garage and another structure on the site if needed for vehicular ingress and egress to and from the garage; 6 ft. between other structures on the same site.		
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).		20%
Height limit	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
	35 ft. and 2 stories		
Landscaping	See Chapter 13.34 (Landscaping Standards)		
Parking	See Chapter 13.36 (Parking and Loading)		
Signs	See Chapter 13.38 (Signs)		

Notes:

- (1) A minimum lot area less than 2.3 acres is allowed only where community water or sewer service is provided.
- (2) An existing parcel in the RR zone that is less than twenty-four thousand square feet may use the setbacks required for the RS zone.
- (3) Residential accessory structures on lots less than twenty thousand square feet may not exceed fifteen feet; all others require a MUP in order to be over fifteen feet high, pursuant to Section [13.42.260\(D\)\(2\)](#).
- (4) Second stories on lots less than forty thousand square feet in size are specifically governed by Section [13.42.265](#).

TABLE 2-4 - RS, RM, AND RH DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential	RH High Density Residential
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>		
Area (net)	See Section 13.24.050 , Table 2-5		10,000 sf ⁽¹⁾
Width			60 ft.
Depth			100 ft.

Development Feature	Requirement by Zoning District		
	RS Single-Family Residential	RM Medium Density Residential	RH High Density Residential
Residential density	<i>Maximum number of dwelling units allowed on a parcel. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>		
Maximum density	See Section 13.24.050 , Table 2-5		1 unit per 3,000 sf of site area
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 13.30.110 for exceptions to these requirements.</i>		
Front	20 ft.	15 ft., 25 ft. maximum allowed	
Side - Interior (each)	Both interior side setbacks shall total a minimum of 20 ft., with neither side less than 5 ft. 10 ft. is required in the RS-5 zoning district for a 2-story building wall.		
Side - Corner	20 ft.	15 ft.	
Rear	20 ft.		6 ft.
Accessory structures	See Section 13.42.260 (Residential Uses - Residential Accessory Structures)		
Building separation	20 ft. between a garage and another structure on the site, if needed for vehicular ingress and egress to and from the garage; 6 ft. between other structures on the same site.		
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures.</i>		
	See Table 2-5		40%
Height limit	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	35 ft., 2 stories in RS-20 30 ft., 2 stories elsewhere	30 ft. and 2 stories	
Landscaping	See Chapter 13.34 (Landscaping Standards)		
Parking	See Chapter 13.36 (Parking and Loading)		
Signs	See Chapter 13.38 (Signs)		

Notes:

- (1) A condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of dwellings does not exceed the maximum density allowed by the applicable zoning district.
- (2) Residential accessory structures on lots less than twenty thousand square feet may not exceed fifteen feet; all others require a MUP in order to be over fifteen feet high, pursuant to Section [13.42.260\(D\)\(2\)](#).
- (3) Second stories on lots less than forty thousand square feet in size are specifically governed by Section [13.42.265](#).

13.26.040 - Commercial district general development standards.

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Tables 2-7 and 2-8, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Division 3 of this title.

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
	S	Permit requirement set by Specific Use Regulations			
	—	Use not allowed			
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	CO ⁽⁶⁾	CG ⁽⁶⁾	CC ⁽⁶⁾	CT ⁽⁷⁾	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING					
Agricultural product processing	—	—	MUP	—	
Laboratory - Medical, analytical (not experimental)	UP	P	—	—	
Recycling - Reverse vending machines	—	P	—	P	13.42.210
Recycling - Small collection facility	—	MUP ⁽⁴⁾	—	P	13.42.210
Winery ^{(8), (9)}	—	UP	UP	—	13.42.290
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES					
Auction	—	—	P	—	
Bar/tavern	—	S	S	S	13.42.050
Club, lodge, private meeting hall	UP	UP	UP ⁽³⁾	MUP	13.26.070(C)
Commercial recreation facility - Indoor	—	MUP	MUP	MUP	
Commercial recreation facility - Outdoor	—	—	—	UP	
Community center	—	P	P	MUP	13.26.070(C)
Conference/convention facility	—	—	—	UP	
Equestrian facility	—	—	—	UP	13.26.070(C)
Fitness/health facility	P	P	P ⁽³⁾	P	
Library, museum	—	—	P	MUP	
Night club	—	—	UP	UP	13.42.050
Park, playground	P	P	P	P	
Religious facility	P	P	—	P	13.42.230 13.26.070(C)
School - Elementary, middle, secondary	UP	UP	UP ⁽³⁾	—	
School - Specialized education/training	UP	UP	UP ⁽³⁾	UP	13.26.070(C)
Sports and entertainment assembly facility	—	—	—	UP	
Studio - Art, dance, martial arts, music, etc.	—	P	P	P	
Theater, auditorium	—	UP	UP	UP	
RESIDENTIAL USES⁽¹⁰⁾					
Commercial cannabis activity	—	—	—	—	13.46.100
Emergency shelter	—	P	P	—	13.42.245
Home occupation	P	P	P	P	13.42.120
Household pets	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	P ⁽⁵⁾	13.42.060
Live/work unit	—	MUP	MUP	—	13.42.130
Multifamily housing	—	MUP	UP	—	13.42.250
Multifamily housing in a mixed-use structure	P	P	P	P	13.42.140

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
S	Permit requirement set by Specific Use Regulations				
—	Use not allowed				
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	CO ⁽⁶⁾	CG ⁽⁶⁾	CC ⁽⁶⁾	CT ⁽⁷⁾	
Residential care facility for the elderly (RCFE)	UP	—	—	UP	13.42.240 13.26.070(C)
Residential care facility, 7 or more clients	UP	—	—	—	
RETAIL TRADE					
Accessory retail uses	P	P	P	P	13.42.030
Alcoholic beverage sales	—	S	S	S	13.42.050
Artisan shop	—	P	P	P	
Assembly of building components	—	MUP	—	—	
Auto and vehicle sales	—	MUP	—	—	
Auto parts sales with no installation services	—	P	—	P	
Auto rental	—	MUP	—	MUP	
Building/landscape materials sales - Indoor	—	P	—	—	
Building/landscape materials sales - Indoor, 50,000 sf max.	—	P	—	P	
Building/landscape materials sales - Outdoor	—	MUP	—	—	13.42.180
Building/landscape materials sales - Outdoor, 15,000 sf max.	—	—	MUP	—	
Construction and heavy equipment sales and rental	—	UP	—	—	
Convenience store	—	P	P	P	
Drive-through retail	—	UP	—	UP	13.42.090
Extended hour retail	—	MUP ⁽⁴⁾	MUP ⁽⁴⁾	MUP ⁽⁴⁾	
Farm supply and feed store	—	P	P	—	
Farmers market	—	—	MUP	MUP	
Fuel dealer (propane for home and farm use, etc.)	—	MUP	—	—	
Furniture, furnishings and appliance store	—	P	P	P	
Gas station	—	UP	—	UP	13.42.100
General retail - 10,000 sf or less	—	P	P	P	
General retail - 10,001 to 19,999 sf	—	P ⁽²⁾	MUP	P ⁽²⁾	
General retail - 20,000 sf or more	—	UP	UP	UP	
Groceries, specialty foods - 10,000 sf or less	—	P	P	P	
Groceries, specialty foods - More than 10,000 sf	—	P ⁽²⁾	MUP	UP	
Mobile home, boat, or RV sales	—	UP	—	—	
Office-supporting retail	P	P	P	P	
Outdoor retail sales and activities	—	P	P	P	13.42.180
Produce stand	—	MUP	MUP	MUP	13.42.200
Restaurant, cafe, coffee shop	P	P	P	P ⁽²⁾	
Second hand store	—	MUP	MUP	—	
Shopping center	—	MUP	MUP	MUP ⁽²⁾	
Warehouse retail	—	UP ⁽¹¹⁾	—	—	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use, Zoning Clearance required MUP Minor Use Permit required UP Use Permit required S Permit requirement set by Specific Use Regulations — Use not allowed				Specific Use Regulations	
	LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				
		CO ⁽⁶⁾	CG ⁽⁶⁾	CC ⁽⁶⁾		CT ⁽⁷⁾
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL						
ATM	P	P	P	P		
Bank, financial services	UP	P	P	P		
Business support service	P	P	P	P		
Medical services - Doctor office	P	P	P ⁽³⁾	MUP ⁽²⁾		
Medical services - Clinic, lab, urgent care	UP	UP	P ⁽³⁾	MUP ⁽²⁾		
Medical services - Extended care	UP	UP	—	—		
Office - Accessory	P	P	P	P		
Office - Business/service	P	P	P	P		
Office - Government	MUP	MUP	MUP	MUP		
Office - Processing	MUP	—	UP ⁽³⁾	—		
Office - Processing, 20,000 sf maximum	MUP	—	UP ⁽³⁾	MUP		
Office - Professional	P	P	P ⁽³⁾	MUP		
SERVICES - GENERAL						
Adult day care - 14 or fewer clients	P	P	—	—		
Adult day care - 15 or more clients	MUP	MUP	—	—		
Catering service	—	P	—	MUP ⁽²⁾		
Child day care center	P	P	—	P	13.42.080	
Drive-through service	—	UP	—	UP		
Equipment rental	—	MUP	—	—		
Kennel, animal boarding	—	MUP ⁽⁴⁾	—	MUP ⁽⁴⁾		
Lodging - Bed and breakfast inn (B&B)	—	P	P	MUP	13.42.070	
Lodging - Hotel or motel	—	UP	UP	UP		
Lodging - Recreational vehicle (RV) park	—	UP	—	MUP	13.42.220	
Maintenance service - Client site services	—	P	—	—		
Mortuary, funeral home	—	UP	UP	—		
Personal services	—	P	P	P		
Personal services - Restricted	—	MUP ⁽⁴⁾	—	—		
Public safety facility	UP	UP	UP	UP		
Repair service - Equipment, large appliances, etc.	—	MUP	—	—		
Social service organization	MUP	P	MUP	—		
Syringe services program	—	—	—	—	13.48	
Vehicle services - Major repair/body work	—	UP	—	—		
Vehicle services - Minor maintenance/repair	—	MUP ⁽²⁾	—	MUP ⁽²⁾		
Veterinary clinic, animal hospital	—	UP	—	UP	13.26.070(C)	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Broadcasting studio	MUP	P	UP	MUP		
Parking facility, public or commercial	—	MUP	MUP	—		
Pipeline, utility transmission or distribution line	UP	UP	UP	UP		
Rest stop	—	—	—	MUP		
Telecommunications facility	S	S	S	S	13.44	

LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	CO ⁽⁶⁾	CG ⁽⁶⁾	CC ⁽⁶⁾	CT ⁽⁷⁾	
	Transit station or terminal	—	MUP	MUP	
Utility facility	UP	UP	UP	UP	
Utility infrastructure	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CC	Central Commercial
CG	General Commercial	CT	Tourist/Destination Commercial

Notes:

- (1) See Division 8 for land use definitions.
- (2) Use permit required when site abuts a residential zone.
- (3) Use allowed only on second or third floor except that an existing single-story residential structure in an area zoned central commercial, may be converted into a business, financial or professional service land use so long as the applicant obtains design review and does not expand the square-footage of the existing structure in a manner that will conflict with applicable zoning standards or in any event more than an additional ten percent.
- (4) Use not allowable on a site abutting a residential zone.
- (5) Zoning clearance not required if the use complies with all other applicable town approval requirements and standards.
- (6) Use permit approval required for all new construction.
- (7) Permit requirements established for the CT zoning district are for the replacement of land uses after initial site development. See Section [13.26.070](#).
- (8) Any winery use application within five hundred feet of an existing school, playground or church shall require use permit approval by the planning commission.
- (9) The maximum annual production capacity of the winery shall not exceed twenty thousand cases, unless permission is granted to allow additional cases during project review.
- (10) Supportive and transitional housing shall be subject only to those restrictions that apply to other residential dwellings of the same type (e.g., single-family, multifamily) in the same zone.
- (11) Warehouse retail is allowed only at locations meeting all of the following criteria: (a) within one-half mile of an I-80 interchange; (b) at least one-half mile from land zoned Central Commercial (CC); and (c) on sites with an aggregate size of fifteen or more acres.

TABLE 2-7 - CO AND CG DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District	
	CO Office Commercial	CG General Commercial
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	5,000 sf ⁽¹⁾	
Width	Determined by the review authority through the subdivision process.	
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	2 - 10 units per acre in a mixed use project, subject to the general plan specific area policies, Land Use and Community Development Element, Section G.	
Setbacks ⁽²⁾	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 13.30.110 for exceptions to these requirements.</i>	
Front	15 ft minimum; offices shall be set back no more than 15 ft, except where an entry courtyard is provided, or where approved through design review.	
Side - Interior (each)	15 ft along a lot line abutting an R zone, none required otherwise.	
Side - Corner	15 ft	
Rear	15 ft along a lot line abutting an R zone, none required otherwise.	
Floor area ratio (FAR)	<i>Maximum FAR allowed.</i>	
	0.60 maximum	
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	25% to 60%
Height limit	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	30 ft - 2 stories	35 ft - 2 stories
Landscaping	See Chapter 13.34 (Landscaping Standards)	
Parking	See Chapter 13.36 (Parking and Loading)	
Signs	See Chapter 13.38 (Signs)	

Notes:

(1) A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with their minimum lot area determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.

(2) Ground-floor residential shall comply with the setback requirements and height limits of the RH zone.

TABLE 2-8 - CC AND CT DISTRICT DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District	
	CC Central Commercial	CT Tourist/Destination Commercial
Minimum lot size	<i>Minimum area and width for parcels proposed in new subdivisions.</i>	
Area (net)	5,000 sf ⁽¹⁾	
Width, depth	Determined by the review authority through the subdivision process.	

Development Feature	Requirement by Zoning District	
	CC Central Commercial	CT Tourist/Destination Commercial
Residential density	<i>Maximum number of dwelling units allowed in a project. The actual number of units allowed will be determined by the town through subdivision or land use permit approval, as applicable.</i>	
Maximum density	15 units per acre in a mixed use project.	2 - 10 units per acre in a mixed use project.
Setbacks	<i>Minimum and, where noted, maximum setbacks required for primary structures. See Section 13.30.110 for exceptions to these requirements.</i>	
Front	Taylor Road - No front setback allowed; buildings shall be placed at the property line except where a setback is authorized through design review, and except that up to 20 ft may be allowed for outdoor seating or eating areas with design review approval. Horseshoe Bar Road - 15 ft for landscaping and the preservation of existing buildings and landscaping. Sites on other streets - 15 ft.	25 ft, landscaped
Side - Interior (each)	15 ft along a property line abutting a residential zone or use, none required otherwise.	25 ft along a property line abutting a residential zone, none required otherwise.
Side - Corner	Same requirement as front setback.	
Rear	Same requirement as side setbacks.	
Freeway	N.A.	40 ft from the Interstate 80 right-of-way, or other distance approved as part of a master development plan (Section 13.62.070).
Floor area ratio (FAR)	<i>Minimum FAR required and maximum FAR allowed.</i>	
	0.25 minimum, 1.60 maximum; more than 0.60 may be approved only where parking is provided in a structure that does not detract from the pedestrian orientation of the downtown.	Not applicable
Lot coverage	<i>Maximum percentage of total lot area that may be covered by structures. When expressed as a range, the review authority may limit the maximum coverage allowed a specific project to less than the maximum of the range, as determined appropriate for the site and project.</i>	
	35% to 60%	25% to 40%
Height limit	<i>Maximum allowable height of structures. See Section 13.30.050 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>	
Maximum height	35 ft - 3 stories	35 ft - 3 stories; 45 ft allowed for hotels, motels, and theaters only, with fire department approval
Landscaping	See Chapter 13.34 (Landscaping Standards)	
Parking	See Chapter 13.36 (Parking and Loading)	
Signs	See Chapter 13.38 (Signs)	

Notes:

(1) A commercial condominium, or a residential condominium, townhome, or planned development project may be subdivided with smaller parcels for ownership purposes, with the minimum lot area requirement determined through the subdivision review process, provided that the overall development site complies with the lot area requirements of this chapter, and the total number of any dwellings is in compliance with the maximum density established by the applicable zoning district.

13.28.030 - Industrial and public district land uses and permit requirements.

Table 2-9 identifies the uses of land allowed by this title in the industrial and public zoning districts, and the land use permit required to establish each use, in compliance with Section [13.22.030](#).

NOTE: Where the last column in the table (“Specific Use Regulations”) includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of this title may also apply.

TABLE 2-9 Allowed Uses and Permit Requirements for Industrial and Public Zoning Districts	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
	—	Use not allowed			
	S	Permit requirement set by Specific Use Regulations			
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
AGRICULTURE AND OPEN SPACE USES					
Plant nursery	—	P	P	—	
INDUSTRY, MANUFACTURING AND PROCESSING, WHOLESALING					
Agricultural product processing	—	—	P	—	
Artisan/craft product manufacturing	MUP	P	P	—	
Construction contractors	—	MUP	P	—	
Furniture and fixtures manufacturing, cabinet shop	—	MUP ⁽³⁾	P	—	
Industrial research and development	P	—	P	—	
Laboratory - Medical, analytical, research and development	UP	P	P	—	
Laundry, dry cleaning plant	—	—	P	—	
Manufacturing/processing - Heavy	—	—	—	—	
Manufacturing/processing - Intensive	—	—	MUP	—	
Manufacturing/processing - Light	MUP	MUP	P	—	
Media production	P	MUP	P	—	
Printing and publishing	P	MUP	P	—	
Recycling - Scrap and dismantling yards	—	—	MUP	—	13.42.210
Recycling - Small collection facility	MUP	MUP	MUP	MUP	13.42.210
Storage - Outdoor	—	MUP ⁽³⁾	P	—	13.42.190
Storage - Personal storage facility (mini-storage)	—	P	P	—	
Storage - Warehouse, indoor storage	P	P	P	—	
Wholesaling and distribution	P	P	P	—	
Winery	—	—	MUP	—	13.42.290
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES					
Adult oriented business	—	—	S	—	13.40
Club, lodge, private meeting hall	—	UP	UP	UP	
Commercial recreation facility - Indoor	—	—	UP	—	
Community center	—	UP	UP	MUP	
Fitness/health facility	P	P	P	MUP	
Library, museum	—	—	—	MUP	

TABLE 2-9 Allowed Uses and Permit Requirements for Industrial and Public Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
	—	Use not allowed			
	S	Permit requirement set by Specific Use Regulations			
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
Religious facility	—	—	—	P	13.42.230
Religious facility - Incidental, not during business hours	—	—	P	P	13.42.230
School - Elementary, middle, secondary	—	—	—	UP	
School - Specialized education/training	MUP	MUP	MUP	UP	
Sports and active recreation facility	—	—	—	UP	
Studio - Art, dance, martial arts, music, etc.	—	P	P	MUP	
RESIDENTIAL USES					
Caretaker/employee unit	MUP	MUP	MUP	MUP	
Commercial cannabis activity	—	—	—	—	13.46.100
Emergency shelter	—	—	—	UP	

Key to Zoning District Symbols

BP	Industrial/Business Park	IL	Light Industrial
ILT	Limited Industrial	PI	Public/Institutional

Notes:

- (1) See Division 8 for land use definitions.
- (2) Use permit required when site abuts a residential zone.
- (3) The review authority shall ensure that proposed outdoor storage activities are compatible with any adjacent residential use.

TABLE 2-9 Allowed Uses and Permit Requirements for Industrial and Public Zoning Districts	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
	—	Use not allowed			
	S	Permit requirement set by Specific Use Regulations			
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
RETAIL TRADE					
Accessory retail uses	P	P	P	P	13.42.030
Alcoholic beverage sales	—	—	P	—	13.42.050
Auto and vehicle sales and rental	—	MUP	P ⁽²⁾	—	
Auto parts sales	—	P	P	—	
Building and landscape material sales - Indoor	—	P	P	—	
Building and landscape material sales - Outdoor	—	MUP	P	—	13.42.180
Construction and heavy equipment sales and rental	—	—	P	—	

TABLE 2-9 Allowed Uses and Permit Requirements for Industrial and Public Zoning Districts	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
	P	Permitted Use, Zoning Clearance required			
	MUP	Minor Use Permit required			
	UP	Use Permit required			
	—	Use not allowed			
	S	Permit requirement set by Specific Use Regulations			
LAND USE ⁽¹⁾	PERMIT REQUIRED BY DISTRICT				Specific Use Regulations
	BP	ILT	IL	PI	
Farm supply and feed store	—	—	P	—	
Mobile home, boat, or RV sales	—	—	MUP	—	
Office - supporting retail	P	P	P	—	
Restaurant	P	P	P	—	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL					
Accessory service uses	P	P	P	P	13.42.030
ATM	P	—	—	—	
Business support service	P	—	P	—	
Medical services - Clinic, urgent care	—	—	—	P	
Medical services - Extended care	—	—	—	P	
Medical services - Hospital	—	—	—	P	
Medical services - Laboratory	P	P	P	P	
Office - Accessory	P	P	P	P	
Office - Government	P	P	P	P	
Office - Processing	P	P	—	—	
SERVICES - GENERAL					
Adult day care	P	P	P	P	
Catering service	P	P	P	—	
Child day care center	P	MUP	MUP	P	13.42.080
Equipment rental	—	P ⁽²⁾	P	—	13.42.180
Kennel, animal boarding	—	P ⁽³⁾	P	P ⁽²⁾	13.42.060
Maintenance service - Client site services	—	MUP	P	—	
Personal services - Restricted	—	—	MUP	—	
Public safety facility	UP	UP	UP	P	
Repair service - Equipment, large appliances, etc.	—	MUP	P	—	
Syringe services program	—	—	—	—	13.48
Vehicle services - Major repair/body work	—	MUP ⁽²⁾	MUP	—	
Vehicle services - Minor maintenance/repair	—	MUP ⁽²⁾	P	—	
Veterinary clinic, animal hospital	P	P	P	P	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE					
Ambulance, taxi, or limousine dispatch facility	—	—	P	—	
Broadcasting studio	P	P	P	—	
Pipeline, utility transmission or distribution line	UP	UP	UP	UP	
Telecommunications facility	S	S	S	S	13.44
Transit station or terminal	UP	UP	UP	UP	
Truck or freight terminal	—	—	MUP	—	
Utility facility	MUP	MUP	MUP	MUP	
Utility infrastructure	P	P	P	P	
Vehicle storage	—	MUP ⁽²⁾	MUP	—	

Key to Zoning District Symbols

BP	Industrial/Business Park	IL	Light Industrial
ILT	Limited Industrial	PI	Public/Institutional

Notes:

- (1) See Division 8 for land use definitions.
- (2) Use permit required when site abuts a residential zone.
- (3) Use not allowed if site abuts a residential zone.

13.80.020 - Definitions of specialized terms and phrases.

As used in this title, the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

S. Definitions, S.

Syringe services program also referred to as a **syringe exchange program**, has the meaning set forth in section 5.24.010.B of the Loomis Municipal Code.